

## **\$949,500 - 62506 Rge Rd 453, Rural Bonnyville M.D.**

MLS® #E4454800

**\$949,500**

6 Bedroom, 3.50 Bathroom, 3,064 sqft

Rural on 10.03 Acres

Lessard, Rural Bonnyville M.D., AB

One-of-a-Kind!! Step onto 10 acres of endless possibilities, perfectly tucked between Cold Lake (20 mins) and Bonnyville (15 mins). This custom bi-level home features 6+ bedrooms and 3.5 bathroomsâ€”perfect for a large family, B&B, or oilfield lodging. The main floor boasts 10ft ceilings, a huge bright kitchen, spacious dining area, office, large loft, TV room, and an impressive Great Room with cathedral ceilings, massive windows, and a stunning wood-burning, double-sided fireplace shared with the dining room. The primary bedroom includes a walk-in closet and 5pc ensuite. The walk-up basement features 5 roomy bedrooms, a full bath, family room with fireplace, cold room, and plenty of secret storage spots. Outside, enjoy an attached double garage with a 3-season canning kitchen and a charming extra bedroom above (heated by wood stove), plus a drive-through single garage. A huge front deck with hot tub, large garden, and a variety of fruit trees and bushes complete this private, peaceful retreat!

Built in 2005

### **Essential Information**

MLS® # E4454800

Price \$949,500

Bedrooms 6



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,064
Acres	10.03
Year Built	2005
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	62506 Rge Rd 453
Area	Rural Bonnyville M.D.
Subdivision	Lessard
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2H3

### **Amenities**

Features	Ceiling 10 ft., Deck, Fire Pit, Hot Tub, Parking-Extra, Patio, R.V. Storage, Security Door, Vaulted Ceiling, Vinyl Windows, Walk-up Basement, See Remarks
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### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-2, In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Flat Site, Fruit Trees/Shrubs, Landscaped, Private Setting, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed August 26th, 2025

Days on Market 5

Zoning Zone 60

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